

ASSOCIATION OF BAY AREA GOVERNMENTS

Representing City and County Governments of the San Francisco Bay Area



Mr. David R. Lloyd
Office of Land and Emergency Response
Office of Brownfields and Land Revitalization
U.S. Environmental Protection Agency
1200 Pennsylvania Avenue, M.W. MC:5105T
Washington, DC 20460

December 21, 2016

R09-17-A-006

RE: Transmittal Letter

Dear Mr. Lloyd:

This constitutes the Transmittal Letter for the Association of Bay Area Government's Brownfields Coalition Assessment Grant application.

Applicant: Association of Bay Area Governments
DUNS number: 07-907-392000000

Funding Requested
Grant type: Brownfields Coalition Assessment Grant
Amount: \$600,000
Contamination: Hazardous Substances (\$300,000) and Petroleum Products (\$300,000)

Location: Cities of El Cerrito, Richmond, Unincorporated Contra Costa County and Bay Area Rapid Transit Authority

Contacts: Project Manager
JoAnna Bullock, Senior Planner and Grants Administrator
375 Beale Street, Suite 700, San Francisco, CA 94105
415 820-7968 office 415 660-3568 fax
joannab@abag.ca.gov

Chief Executive
Brad Paul, Interim Executive Director
375 Beale Street, Suite 700, San Francisco, CA 94105
415 820-7900 office 415 660-3500 fax
bradp@abag.ca.gov

Date submitted: December 22, 2016

Project Period: October 2017 – September 2019

Population: 150,000

Mr. David R. Lloyd
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Thank you for your consideration of our second Brownfields Coalition Assessment grant application to conduct Phase I and Phase II assessments along the East Bay Corridor in the San Francisco Bay Area. The proposed project will greatly enhance the current grant work and extend our infill development efforts in the northeastern portion of the East Bay Corridor located in Contra Costa County.

Respectfully,

A handwritten signature in blue ink, appearing to read "Brad Paul", is written above the printed name.

Brad Paul
Interim Executive Director

1. COMMUNITY NEED

1.a Economic and Community Benefits

1.a.i. Community and Target Area Descriptions: The target area is located in the East Bay of the San Francisco Bay Area, within the City of Richmond, City of El Cerrito, and unincorporated Contra Costa County. The Coalition's proposal focuses on a network of transit corridors, greenways, and adjacent industrial areas identified by Coalition members as Priority Development Areas (PDAs)—places with adopted local plans for sustainable growth that support Plan Bay Area, the region's shared vision for an equitable, resilient future. The target area encompasses the flatlands of Richmond, the entirety of the North Richmond Census Designated Place, and the western portion of El Cerrito along its boundary with Richmond. The area includes the three northernmost Bay Area Rapid Transit (BART) rail stations. Despite political boundaries, target area residents share main streets, a single school district, places of worship, transit routes, and a variety of other local services.

In the early- to mid-20th Century, the area was a place of opportunity for African-American and white migrants from the south and southwest United States as well as immigrants from Latin America, Asia and southern Europe. Together, the Richmond Shipyards and Ford Richmond Assembly Plant provided nearly 100,000 middle-wage jobs connected by a streetcar network to new single-family homes. African Americans were denied access to housing in many neighborhoods through restrictive covenants and, later, *de facto* exclusion by realtors. Black communities with small businesses, social halls, and high levels of home ownership emerged in pockets of Richmond and in North Richmond.¹

Interstate 80 was built in the 1950s, largely bypassing Richmond and North Richmond and connecting job centers to new suburban neighborhoods often effectively off-limits to many of the area's residents. During this period, the hills east of the target area grew into predominantly white bedroom communities for commuters to Oakland and San Francisco.

Following the closure of the Richmond shipyards in 1945 and Ford Assembly Plant in 1956, the target area experienced a pattern of disinvestment that has continued into recent years. The Chevron refinery emerged as the area's primary employer, providing dramatically fewer jobs—between 1,000 and 1,500—than previous industrial activity and employing relatively few Richmond residents. Richmond's population declined from nearly 100,000 to 72,000 in the 1950s alone, and the City would not reach its 1950 population again until 2010.² After rapid growth during the suburban building boom in the 1950s, El Cerrito lost population in each of the following decades until the 2000s as its flatlands experienced much of the same disinvestment as Richmond.³ (Comparative data is not available for North Richmond over this period.)

Today, the target area is marked by a disproportionate number of known and suspected brownfields, vacant lots, and shuttered small businesses. Many of the same industrial operations that provided opportunity to earlier generations created elevated exposure to contaminated groundwater, hazardous waste, and air pollution for the remaining residents. The wealth generated by the Bay Area's recent economic boom has not yet reached longtime residents of the target area, but has produced housing insecurity as costs escalate in response to increasing demand from middle income households unable to find affordable housing in more central locations such as San Francisco and Oakland.⁴

¹ Wilson-Moore, Shirley Ann. (2000) *To Place our Deeds: The African-American Community in Richmond, California*

² US Census. *Decennial Census (1950-2010)*

³ Ibid.

⁴ Zuk, Miriam. (2015). *Regional Early Warning System for Displacement*.

1.a.ii. Demographic Information and Indicators of Need: As *Table 1* illustrates, sensitive populations with greater susceptibility to many of the contaminants and cumulative environmental issues in the target area make up a disproportionate share of residents compared to other parts of the jurisdictions in which it is located, as well as California and the nation. This includes minorities, the unemployed, the poor, very young children, and children in poverty. Because of the Bay Area's high cost of living relative to other parts of the state and nation, the poverty rate likely understates the economic challenges facing target area residents. Populations with multiple risk factors that can exacerbate exposure to contaminants and cumulative issues also make up a disproportionate share of the population, including children born to single mothers in poverty. Combined with the brownfields issues and financial issues described later in *Section 1*, the target area has a tremendous need for the activities that will be funded through this grant.

Table 1. Demographic Information

	Target Area	Other Parts of Target Area Jurisdictions	California	United States
Total Population	51,763	340,568	38,066,920	314,107,084
Unemployment Rate	13%	10%	11%	9.2%
Poverty Rate	23.9%	9.3%	16.4%	15.6%
Percent Minority	88.4%	54.0%	60.8%	37.2%
Median Household Income	\$44,253	\$97,159	\$61,489	\$53,482
Very young children (under 5) as % of total population	9%	6%	7%	6%
Children in poverty (under 18) as % of total population	8%	3%	6%	5%
Single mothers in poverty as % of women giving birth in past year	26%	10%	16%	18%

All data from 2014 American Community Survey 5-year estimate; unemployment rate shown is different than sample table provided in application due to use of this data source. Numbers of the 38 Census Block Groups that make up the target area available upon request.

1.a.iii. Brownfields and Their Impacts: Known brownfields are present throughout the target area, located on, or in close proximity to, schools, homes, parks, and community centers. The California Department of Toxic Substance Control (DTSC) Envirostor database identifies 125 hazardous waste cleanup sites in the target area; its GeoTracker database identifies nearly 200 Leaking Underground Storage Tank (LUST) sites. Set within and between densely populated residential neighborhoods, these include two federal superfund sites, five sites on or immediately adjacent to a K-12 school, and six sites on property with large apartment complexes occupied primarily by low-income families and seniors.⁵ Many cleanup sites are former industrial operations built during the World War II and post-war boom—such as shipyards, metal planting, and fueling stations. Many of the other sites listed by

⁵ California Department of Toxic Substance Control (DTSC), *EnviroStor & Geotracker Databases*, accessed 12/15/16

DTSC are vacant lots contaminated by activities that reflect long-term disinvestment, such as illegal dumping, open burn areas, fueling stations for discontinued railroads, marginal or non-operating gas stations, and landfills.⁶

Among the most common confirmed contaminants in target area are Diesel and Gas Total Petroleum Hyrdocarbon (TPH), Trichloroethylene (TCE), Arsenic, Benzene, Toxaphene, Tetrachloroethylene (PCE), and Polychlorinated biphenyls (PCBs).⁷

Since the 1990s, coalition jurisdictions and community partner organizations have utilized two EPA Brownfields Assessment Grants, two Cleanup Grants, a Revolving Loan Fund (now inactive), and five Job Training Grants to help address the magnitude of this challenge—focusing principally on large sites within industrial areas and on job training. Two EPA Brownfields Grants are active in the target area: a Job Training grant to RichmondBUILD (a partner in this proposal) and an Assessment grant to the City of Richmond to investigate and, where appropriate, acquire, blighted properties—primarily single family homes.

This proposal complements these EPA-funded efforts by targeting major opportunity sites identified by community members in recently adopted plans for transit-oriented development. Sites to be assessed through this grant are located along a network of transit corridors and pedestrian/bicycle greenways; a sample of these sites follows.

The El Cerrito Del Norte BART station is a 10-acre parking lot and transit center planned for local services on the ground floor and approximately 750 residences—35% of which will be affordable to low-income households including seniors and young families. The portion of the site best suited for redevelopment was formerly occupied by a Shell gas station identified by DTSC as a LUST cleanup site with potential groundwater contamination—posing a threat to the sensitive populations that will occupy the site, as well as existing transit riders, agency employees, and nearby residents and businesses.⁸

The Eastern Segment of the Richmond Greenway is a 1.3 mile unimproved former railroad abutted by homes and businesses that would link the El Cerrito Del Norte BART station to many of the target area’s most vulnerable populations and to the San Francisco Bay. Given its historic use by the Atchison and Topeka railroad, major concerns exist regarding the potential for elevated levels of arsenic, sulfur, mercury and other chemicals associated with railroad operations. Three locations along the Eastern Segment have been identified for improved trails and pocket parks—all of which are adjacent to homes or businesses and have not yet been assessed for potential contamination.

1.b Welfare, Environmental, and Public Health Impacts

1.b.i. Welfare Impacts: The number, environmental impact, and size of cleanup sites in the target area—26 are larger than 10 acres and one is 360 acres—negatively affects community welfare, contributing to large areas of blight, an unsafe environment for walking and bicycling, and a lack of basic amenities.⁹ Brownfields that have for years remained vacant have reduced the number of “eyes on the street,” potentially contributing to the target area’s high crime rate—particularly in Richmond, which has for decades consistently ranked in the top 10 among mid-sized cities in violent crime per capita. Following a significant decline in 2014, homicides nearly doubled in 2015 and continued to escalate in the first nine months of 2016.¹⁰ Comparable crime

⁶ Ibid.

⁷ Ibid.

⁸ Ibid.

⁹ Ibid.

¹⁰ Federal Bureau of Investigation, *Uniform Crime Reports*, accessed 12/12/16

data is not available for North Richmond, but a recent news account suggests that, on a per capita basis, the number of murders in the community would rank near the top nationwide.¹¹ While crime in El Cerrito is generally lower than Richmond and North Richmond, a review of available crime data indicates that 75% of violent crime in the past six months in the city were reported within the target area, which comprises less than a quarter of the City's population.¹² All target area residents live in census tracts where a significant number of households are more than ½ mile from a supermarket; residents in one tract are more than a mile from the nearest supermarket.¹³ Nearly the entire target area is defined by the US Health Resources and Services Administration as a Medically Underserved Area.¹⁴ Disproportionately low levels of vehicle access exacerbate the limited availability of basic resources.¹⁵

1.b.ii. Cumulative Environmental Issues: Contributing to the impacts created by known and suspected brownfields, two operating, five non-operating and one post-closure hazardous waste facilities are inside the target area, including a hazardous waste transfer facility.¹⁶ Two additional operating and three non-operating hazardous waste facilities are within one mile of the target area, including the Chevron Richmond Refinery.

The target area is divided by Interstates 80 and 580, which are used heavily by trucks traveling from the port of Richmond and the Port of Oakland to destinations outside of the target area, leading to elevated particulate matter emissions—particularly during commute hours when trucks idle. The Bay Area Air Quality Management District (BAAQMD) identified the entirety of the target area as a cumulative impact area, reflecting elevated levels of Toxic Air Contaminants (TAC) and fine particulate matter (PM).¹⁷

In addition to these cumulative environmental issues, the target area is highly susceptible to sea level rise and catastrophic damage during major earthquakes.¹⁸ It also faces a deficit of park space relative to other communities and includes more than double the statewide rate of families facing food insecurity, due in part to a lack of grocery stores providing fresh produce.¹⁹

1.b.iii. Cumulative Public Health Impacts: Target area residents have significantly lower health outcomes than residents of adjacent neighborhoods, California and, where comparative data exist, the United States. Many of these negative outcomes are potentially linked to exposure to the contaminants present in target area brownfields (which can take place through air, water, and vapor intrusion), and the cumulative environmental issues in the area. The presence of sensitive populations highlighted above in *demographic information* likely exacerbates the impact of these exposures.

The target area includes census tracts in the 100th percentile in California for hazardous waste exposure, 99th percentile for groundwater threats, and 96th percentile for impaired water.²⁰

The target area also includes census tracts with rates of low birth weight in the 98th and 97th percentile statewide—an outcome potentially linked to the higher levels of impaired drinking water created by a variety of contaminants in the target area such as TCE.²¹ Asthma hospitalization—potentially linked to exposure to the high levels of PM and TAC in the target

¹¹ <http://www.mercurynews.com/2014/04/05/north-richmond-most-killings-go-unsolved-in-tiny-enclave/>, accessed 12/12/16

¹² <https://communitycrimemap.com/>, search for El Cerrito, CA., accessed 12/12/16

¹³ <https://www.ers.usda.gov/data-products/food-access-research-atlas/go-to-the-atlas/>, accessed 12/16/16

¹⁴ <https://datawarehouse.hrsa.gov/Tools/MapTool.aspx>, accessed 12/19/16

¹⁵ <https://www.ers.usda.gov/data-products/food-access-research-atlas/go-to-the-atlas/>, accessed 12/16/16

¹⁶ California DTSC, *EnviroStor Database*, accessed 12/15/16.

¹⁷ MTC and ABAG. (2013). *Plan Bay Area Environmental Impact Report*

¹⁸ Association of Bay Area Governments. (2014). *Stronger Housing, Safer Communities*.

¹⁹ UCLA Center for Health Policy Research. (2012). *California Health Interview Survey*

²⁰ California Office of Environmental Health Hazard Assessment. *CalEnviroScreen 2.0 Database*, accessed 12/12/16

²¹ Ibid.

area—is 230% of the rate for Contra Costa County and 305% of the rate statewide for children.²² For adults, these figures are 260% and 470%, respectively.²³ The target area faces disproportionately negative health outcomes for a variety of other indicators potentially linked to exposure to contaminants in the target area: Cancer mortality rates (linked to exposure to PCB and TCE contamination); diabetes; and obesity (linked to the lack of access to healthy food, recreational opportunities and unsafe pedestrian conditions).²⁴

1.c. Financial Need

1.c.i. Economic Conditions: Regional and local funding is not available to conduct the assessments that will be supported by this grant. The City of Richmond faces a severe budget deficit that is projected to result in a \$31.8 million shortfall in 2021.²⁵ North Richmond suffers from inadequate basic services, highlighted by limited police response during a spate of murders in 2014 and the continued presence of unpaved and unlit streets.²⁶ Due to its relatively small population and limited staff resources, the City of El Cerrito has inadequate capacity to conduct site-specific analysis of issues such as brownfields. The Bay Area Rapid Transit District faces a projected deficit of \$477 million over the next decade.²⁷ ABAG is funded by member contributions and grants, leaving it without discretionary funding to expend on site assessments and cleanup planning.

The area's protracted industrial decline, beginning with the closure of major factories in the 1950s and compounded by decades of vacancy on the large parcels of land left behind, has contributed to a lack of buying power and depressed sales taxes—a critical revenue source for California cities and a potential source of funding for remediation and cleanup.

Combined with the elimination of California's Redevelopment Agencies in 2011, these factors severely limit the ability of any of the Coalition members to address the brownfields challenge.

1.c.ii. Economic Effects of Brownfields: The large swaths of vacant or neglected land created by known and suspected brownfields breaks up the fabric of target area communities, limiting the potential for continuous business districts and the critical mass of shoppers needed to support local businesses such as grocery stores, pharmacies, and other services that meet residents' daily needs. Uncertainty associated with these sites due to suspected or known contamination continues to reduce the pool of potential investors, exacerbating this lack of local services. These conditions have created a negative perception among businesses and potential investors that are reflected in rents and property values. A December 2016 comparison on the commercial leasing website Loopnet.com found that the average asking rent for retail space in the target area is \$18/square foot per year, well below the \$27/square foot average in Pinole and Hercules to the north and the \$30/square foot average in Albany to the south. This figure is less than half of the average in more affluent parts of Contra Costa County such as Walnut Creek, where this figure is \$37/square foot.²⁸

Negative perceptions of the target area are also reflected in home values. According to the 2015 American Community Survey, home values in the target area (a proxy for property taxes) are

²² California Health and Human Services Agency. (2016). *Asthma Emergency Visit Rates by Zip Code*

²³ Ibid.

²⁴ California Department of Public Health. (2012). *Death Profiles by Zip Code*; UCLA Center for Health Policy Research (2014). *California Health Interview Survey*.

²⁵ <http://richmondstandard.com/2016/04/31289/>, accessed 12/9/16

²⁶ <http://www.mercurynews.com/2014/04/05/north-richmond-most-killings-go-unsolved-in-tiny-enclave/>, accessed 12/10/16

²⁷ <http://www.mercurynews.com/2016/04/15/bart-labor-accord-extends-budget-deficit-to-477-million/>, accessed 12/16/16/

²⁸ Loopnet, com: <http://www.loopnet.com/Retail-Space-For-Lease/>, accessed 12/11/16, search performed for Richmond, North Richmond, and El Cerrito, CA (target area), and Pinole, Hercules, Albany, and Walnut Creek, CA. Note that Loopnet is a site to advertise properties, not a comprehensive data source.

60% below neighborhoods elsewhere in coalition jurisdictions.²⁹

As show in *Table 1*, target area residents are much more likely to be unemployed or live in poverty than residents of other parts of their jurisdiction, California, and the nation. Residents, particularly the formerly incarcerated, face very limited opportunities to access middle wage jobs.

The economic impact of known and suspected brownfields extends to cost burdens on public services as a result of frequent code violations, dumping, and ongoing crime issues that are reflected in the budget deficits described above—taking away funding that could be used for job training, basic police and fire services, and revitalization efforts such as the work that will be funded by this grant.

2. PROJECT DESCRIPTION AND FEASIBILITY OF SUCCESS

2.a. Project Description, Timing and Implementation

2.a.i. Project Description and Alignment with Revitalization Plans: This grant will advance local and regional revitalization strategies for equity, living-wage job growth and environmental sustainability by funding 20 Phase I ESAs, 6 Phase II ESAs, and 3 reuse concept plans. Overall expenditure of funds will be split evenly between activities addressing Hazardous Substances and Petroleum. A minimum of three sites will be assessed in each Coalition jurisdiction. Site selection will focus on facilitating projects that achieve multiple benefits that address the community needs highlighted above in *Section 1*. Selection criteria will prioritize sites that are: a) identified as opportunity sites in adopted community land use and revitalization plans; b) within 10 minutes' walk of frequent transit; c) capable of supporting projects that create significant middle-wage job growth, mixed-income housing, and services that provide access to currently unmet basic needs such as grocery stores offering affordable fresh produce, culturally-tailored health care, and green space; and d) build upon previous EPA brownfield grants and leverage transit and active transportation investments. All projects will be consistent with the adopted local plans described below.

The grant will implement recently adopted land use and revitalization plans throughout the target area, including El Cerrito's San Pablo Avenue Specific, Richmond's Livable Corridors Form-Based Code and Richmond Bay Specific Plan, and the Contra Costa County General Plan and Housing Element. The plans identify opportunity sites selected through extensive community engagement, providing a menu of potential locations to assess through this grant. Development standards in the plans require or incentivize a mix of affordable and market-rate housing, community amenities, and land uses capable of spurring economic development and job creation. In addition, the plans identify guidelines for complete, healthy streets and improved transit access. The plans also integrate portions of a greenway network that would connect the communities in the target area to each other and to BART stations.

Each of these revitalization strategies align with adopted local Urban Greening and Climate Action Plans that set ambitious greenhouse gas reduction goals well above regional targets and identify investments in green infrastructure, including site reuse concept plans for key locations such as the Eastern Segment of the Richmond Greenway. The coalition's proposal will achieve resource efficiency objectives by spurring development in places served by existing infrastructure, where residents drive less, use less per capita energy and water, can take advantage of electric vehicle and green building incentives, and can plug into the Marin Clean Energy network—a community choice aggregation utility that provides a minimum of 50% of its

²⁹ US Census. 2014 American Community Survey 5-year estimate

energy from renewable sources at lower rates than the traditional utility serving the area.³⁰ Together, the revitalization plans in the target area are projected to create nearly 10,000 housing units and approximately 17,000 jobs—with a high percentage of these jobs in middle-wage green industries. By focusing on high-priority sites with community buy-in, and involving non- and for-profit sources of capital throughout the process, this grant will move the plans much closer to reality

The revitalization plans are part of the broader East Bay Corridors Initiative, a coalition of 12 cities and 2 counties located along transit corridors between Fremont in southern Alameda County and Hercules in western Contra Costa County working to comprehensively create sustainable communities. Four Corridor jurisdictions—Oakland, San Leandro, Alameda County, and Hayward—are currently working with ABAG on an EPA Coalition Assessment Grant, creating an opportunity to share lessons learned and align resources. Another key initiative aligned with local plans is the Bay Area Rapid Transit District's (BART) recently adopted Transit-Oriented Development policy—which calls for BART to aggressively pursue projects on its properties that provide housing (at least 35% of which will be affordable to low-income households) and services tailored to the local community. The three stations in the target area are prime opportunities to advance BART's objectives.

The grant will implement the HUD-DOT-EPA Partnership for Sustainable Communities Livability Principles. By focusing on sites along transit corridors and greenways, the proposed grant will *provide more transportation choices* for a community with limited options; because many of these sites are within walking distance of Bay Area Rapid Transit (BART), recipient of more than a billion dollars in federal funding, and the project will build upon earlier brownfield grants, the grant will *leverage federal investment* to reduce VMT and support cleaner air in a community with compromised air quality. The Coalition's focus on sites planned for affordable housing and its inclusion of community development organizations as partners *promotes equitable, affordable housing and supports existing communities* in an area facing displacement pressure. By partnering with community-based RichmondBUILD and Groundwork Richmond, and by prioritizing sites with the potential to create middle-wage jobs, the grant will *increase economic competitiveness* in a way that *values communities and neighborhoods*.

2.a.ii. Timing and Implementation: Within two months of receipt of the grant, a steering committee made up of one representative of each coalition member (to be nominated by the City Manager, County Administrator, or agency Executive Director) will adopt a workplan and establish a Memorandum of Agreement (MOA) defining the governance structure for site identification, prioritization, and selection—taking as a starting point the site selection criteria outlined in the *Section 2.a.i.* above. Because a set of major opportunity sites are identified in recently adopted community plans, and BART is committed to advancing the reuse of its properties consistent with these plans, we anticipate that this part of the grant can be streamlined by using opportunity sites with known or suspected contamination as an inventory of potential sites for grant-funded activities.

The steering committee will collectively determine the final site selection process. The lead applicant, ABAG, will be responsible for consulting with EPA to ensure that the process is consistent with EPA brownfields eligibility criteria, and with DTSC, community partners, developers and other funders to evaluate prospective opportunities for site reuse. Coalition

³⁰ <http://www.ci.richmond.ca.us/2523/MCE-Clean-Energy>, accessed 12/12/16, <https://www.mcecleanenergy.org/elcerrito/>, accessed 12/13/16; for utility rate comparison, see p.3, "MCE Green Light Renewable" comparison with "PG&E" at https://www.pge.com/includes/docs/pdfs/myhome/customerservice/energychoice/communitychoiceaggregation/mce_rateclasscomparison.pdf, accessed 12/12/16

members will each nominate 5-10 sites for assessment, with the exception of BART, which has already indicated it will nominate its 3 properties and has received support from coalition partners. The steering committee will review the sites according to the adopted selection criteria, and proceed with a first set of assessments—up to 20 Phase I and two Phase II ESAs. Funding for approximately four additional Phase II ESAs, and for three site reuse concept plans, will be kept in reserve. After completion of the first set of assessments, this funding will be utilized to support additional Phase II ESAs and opportunity site reuse concept plans proposed by Coalition members and selected by the steering committee through consultation with community partners and a focus group of non-profit and market-rate developers.

The MOA will also define a contractor procurement process at the outset of the grant. The experience of the Association of Bay Area Governments (ABAG), the lead applicant, and other coalition members with previous EPA grants is expected to expedite this process. A Request for Proposals for a scope of work defined by the steering committee will be issued concurrent with the site selection process, so that work can proceed shortly after a list of sites is determined. The steering committee will collectively select a contractor that will start work within one month of selection.

Coalition members will pursue securing Site Access Agreements for sites within their respective jurisdictions or, in the case of land owned by Coalition members, will grant site access. If access cannot be obtained for a site, another site on the priority list will be assessed using the available funds remaining.

Grant activities will be coordinated with the City of Richmond's 2015 EPA Brownfields Assessment grant through regular check-ins with Richmond's Brownfields Steering Committee.

2.b. Task Description and Budget Table

2.b.i. Task Descriptions

Task 1 – Partner Engagement and Site Identification: **\$35,472**

Establish steering committee; adopt revised workplan and MOA, including selection criteria; develop and evaluate list of potential sites, selecting at least 3 from each jurisdiction (*Steering Committee*)

Outputs: *MOA, Priority sites inventory; Site assessment list*

Staff time: Regional Planner: 11.1 hours/month @88.68/hour for 36 months = \$35,472

Total: \$35,472

Cost Basis (Petroleum Products): \$17,736

Cost Basis (Hazardous Substances): \$17,736

Task 2 – Community Engagement: **\$34,318**

Create engagement plan (*ABAG, Community Partners, Steering Committee*); produce outreach materials and website (*ABAG*); perform direct outreach to residents within the community (*Community Partners*); hold at least 5 community meetings (at least 2 for entire target area and 3 for specific reuse plans; community partners, *ABAG, coalition jurisdiction staff*).

Outputs: *Community engagement plan, Minimum five community meetings and three focus group meetings.*

Cost Basis

Pass-through: Capacity building for Community Partner Organizations = \$5,000

Supplies: printed material, website = \$4,698

Staff time: Communication Specialist: 5.5 hours/month @\$98.10/hour for 36 months = \$19,620

Total: \$34,318

Cost Basis (Petroleum Products): \$17,159

Cost Basis (Hazardous Substances): \$17,159

Task 3 – Phase I and Phase II Environmental Site Assessments (ESAs): \$460,000

Adopt RFP and select consultant; conduct up to 20 Phase I and 3 II ESAs of sites selected in Task 1 (*Consultant*); based upon results, conduct at least 3 additional Phase II ESAs (*Consultant*); conduct Quality Assurance Project Plans, Health and Safety Plans, Sampling and Analysis Plans, and other related reports as warranted (*Consultant*).

Outputs: 20 Phase I ESAs; 6 Phase II ESAs

Cost Basis

Contractual: 20 Phase I ESAs @ \$8,000 per Phase I ESA = \$160,000

Contractual: 6 Phase II ESAs @ 50,000 per Phase II ESA = \$300,000

Total: \$460,000

Cost Basis (Petroleum Products):\$230,000 Cost Basis (Hazardous Substances): \$230,000

Task 4 –Opportunity Site Reuse Concept Plans \$13,302

Select 3 opportunity sites for which ESAs have been completed for developing reuse concepts, (*Steering Committee, input from community partners and non-profit and market-rate developers*); produce 3 detailed Reuse Concept Plans, including infrastructure assessments (*ABAG, participation from Steering Committee, Community Partners, developers, and other community members through public meetings*)

Outputs: 3 Opportunity Site Reuse Concept Plans

Cost Basis

Staff time: Regional Planner: 12.5 hours/month @88.68/hour for 12 months = \$13,302

Total: \$13,302

Cost Basis (Petroleum Products): \$6,651

Cost Basis (Hazardous Substances): \$6,651

Task 5 - Project Management and Reporting \$56,908

Conduct general project oversight (*ABAG*); complete ACRES and general reporting requirements for the grant award (*ABAG*); weekly project progress meetings (*ABAG*); identify and develop strategies to resolve issues that arise, and generate quarterly reports (*ABAG*); monthly steering committee meetings (*Steering Committee, ABAG*); periodic check-ins with EPA, DTSC and other relevant regional and state agencies (*ABAG*).

Outputs: Quarterly Reports

Cost Basis

Staff time: Senior Regional Planner: 2.7 hours/month @\$110.12/ hour for 36 months = \$15,416

Regional Planner: 5.5 hours/month@ \$88.68/hour for 36 months = \$17,736

Finance Specialist: 2.2 hours/month @ \$76.35/hour for 36 months = \$6,108

Indirect costs of financial and performance reporting: = \$17,648

Total: \$56,908

Cost Basis (Petroleum Products): \$28,454

Cost Basis (Hazardous Substances): \$28,454

2.b.ii. Budget Table:

Table 2. Hazardous Substance Budget

Budget Categories	Task 1	Task 2	Task 3	Task 4	Task 5	Total
Personnel	\$17,736	\$9,810		\$6,651	\$19,630	\$53,827
Indirect Cost					\$8,824	\$8,824
Travel		\$100				\$100
Website		\$475				\$475
Printing		\$630				\$630

Association of Bay Area Governments
FY 2017 US EPA Coalition Assessment Grant Application

Contractual			\$230,000			\$230,000
CBO Support		\$5,000				\$5,000
Meetings		\$1,144				\$1,144
Total	\$17,736	\$17,159	\$230,000	\$6,651	\$28,454	\$300,000

Table 3. Petroleum Products Budget

Budget Categories	Task 1	Task 2	Task 3	Task 4	Task 5	Total
Personnel	\$17,736	\$9,810		\$6,651	\$19,630	\$53,827
Indirect Cost					\$8,824	\$8,824
Travel		\$100				\$100
Website		\$475				\$475
Printing		\$630				\$630
Contractual			\$230,000			\$230,000
CBO Support		\$5,000				\$5,000
Meetings		\$1,144				\$1,144
Total	\$17,736	\$17,159	\$230,000	\$6,651	\$28,454	\$300,000

2.c. Ability to Leverage: The coalition proposal is designed to utilize ESAs and site reuse concept plans to unlock opportunities to leverage private, public and philanthropic investment. By engaging partners with access to mission-driven capital such as the Northern California Community Loan Fund (NCCLF) and LISC, and community-based organizations that provide work-based learning and job training such as RichmondBUILD and Groundwork Richmond, the grant will connect sites to a funding and workforce pipeline.

In addition to innovative approaches to expand financing identified through this grant, a variety of existing sources can be leveraged, including: the California DTSC Revolving Loan Fund, which provides up to \$2.5M in low-cost financing for cleanup; the \$400M annual California Affordable Housing and Sustainable Communities fund, which provides grants for mixed-income housing, active transportation and green infrastructure (ABAG partnered with East Bay cities to attract more than \$100M in the past 2 years); more than \$100M in annual Low-Income Housing Tax Credits provided to Bay Area Community Development Finance Institutions such as LISC and NCCLF to support affordable housing and community facilities; NCCLF's \$60M Freshworks fund supporting supermarkets in areas with limited access to healthy food; and the \$60M Transit Oriented Affordable Housing (TOAH) fund administered by MTC in partnership with ABAG; NCCLF's the Richmond Community Foundation's \$3M social impact bond, and NCCLF. The Coalition will also be able to leverage publicly-owned land held by BART and coalition jurisdictions, which will significantly reduce the risk and cost associated with building projects envisioned in revitalization plans once ESAs and any required cleanup are completed.

3 COMMUNITY ENGAGEMENT AND PARTNERSHIPS

3.a. Engaging the Community

3.a.i. Community Involvement Plan: This grant will build upon collaborative relationships established through the adopted plans for target area communities described in Section 2.a.i., and partnerships such as the Healthy Richmond Initiative led by a coalition of community-based non-

profit and faith organizations. After signing the MOA, coalition members will work with community partners—including Bay Area LISC, Richmond BUILDs, and the Richmond Foundation (which provides services to all of the jurisdictions in the target area)—to develop a community involvement plan and to lead approximately five meetings in the Target Area. The first meeting will present and solicit input on desired project outcomes and share the project timeline, identifying points for input. The second will present the proposed approach to site selection and a number of preliminary sites for conducting ESAs and creating site reuse concept plans. Three additional community meetings will be held at locations near the sites selected for site reuse concept plans to identify community priorities and help shape these plans (notifications will be provided throughout the target area to ensure geographic and demographic diversity). To ensure that participation reflects the composition of the target area community, outreach materials will be translated into Spanish—the second most frequently spoken language in target-area households—and distributed at churches, community centers, and other gathering places identified by community partners.³¹ Translation services will be offered at the community meetings. In addition, ABAG and Coalition member staff will present the project to high school students and workforce program trainees in the project area to gather feedback and identify priorities. Members of community partner organizations will engage their membership and, if deemed appropriate, disseminate outreach material in heavily traveled places along the corridor and churches and community gathering places.

To expand the investment pipeline for sites assessed in the grant and previously identified brownfields in the target area, ABAG will conduct focus group meetings with: a) Community Development Finance Institutions (CDFIs) including the Northern California Community Loan Fund and LISC; b) business organizations such as the El Cerrito and Richmond chambers of commerce and the East Bay Economic Development Agency; and c) non-profit and market-rate developers active in the East Bay such as CHDC

3.a.ii. Communicating progress: The Coalition will utilize methods that have proven successful in past local and regional planning efforts to provide background information and periodic updates, and to gather input from community members unable to attend meetings.

We anticipate that these will include: a) a web site describing the project, inviting visitors to share ideas and feedback, and providing links to relevant project materials; b) printed materials distributed at small businesses, houses of worship and other community gathering places; c) Twitter and Instagram accounts that connect with existing community partners and gain new followers; and d) a community assistance telephone line. All relevant materials will be produced in Spanish and English. We are confident these methods will prove useful for this project but are continuously seeking best practices and open to modifying our approach if more effective methods are discovered.

3.b. Partnerships with Government Agencies

3.b.i. Local/State Environmental Authority: The **California Department of Toxic Substances Control (DTSC)** has authority over the investigation and remediation of Brownfield sites in the state. The target area is within DTSC's Region IX Brownfield program. ABAG will work continuously with DTSC throughout the grant to gather input on site selection and other key decisions. DTSC staff will participate in reuse planning as a partner to help connect opportunity sites assessed through the grant and previously known brownfields to future cleanup funding through its voluntary cleanup program and revolving loan fund.

³¹ US Census. 2014 American Community Survey 5-year estimate

3.b.ii. Other relevant Governmental Partnerships: ABAG is the sister organization to the Metropolitan Transportation Commission, which oversees regional transportation funding. Together, ABAG and MTC are responsible for developing and implementing Sustainable Communities Strategies. The Bay Area Air Quality Management District (BAAQMD) is responsible for regulating stationary air sources in the San Francisco Bay Area. This grant is an opportunity to implement the *Planning for Healthy Places* development guidelines produced by BAAQMD in partnership with ABAG and MTC. The San Francisco Estuary Partnership (SFEP), which is responsible for restoring water quality and managing the natural resources of the San Francisco Bay-Sacramento-San Joaquin River Delta Estuary, is part of ABAG and will be engaged in identifying opportunities to leverage its work as part of the grant.

3.c. Partnerships with Community Organizations

3.c.i. Community Organization Description and Role: Community partners include organizations that participated in the development of the plans noted in Section 2.a.i. *Project Description and Alignment with Revitalization Plans*, as well as longstanding community-based initiatives in the target area. Coalition members have deep relationships with these organizations, working successfully with them over many years to address housing, land use and environmental justice issues. The partners have committed to engaging in this grant through staff time and by bringing their membership base into the process. All partners will shape the community involvement plan and, based upon mission, engage at different levels in the community workshops and in the development of site reuse concept plans. Although many of the community partners are headquartered in Richmond, nearly all are active throughout the target area, including El Cerrito and North Richmond. **Bay Area Local Initiatives Support Corporation (LISC)** will engage the network of community-based organizations involved in its *Healthy Richmond Initiative* to provide updates on the process, and to spur participation in community meetings and reuse planning; in its capacity as a CDFI, it will identify opportunities to utilize its federal tax credits and other sources of mission-driven capital to help fund projects that emerge from the grant. **Groundwork Richmond** will engage youth involved in its Urban Greening partnership with West Contra Costa schools throughout the target area to expand the range of perspectives at community meetings and provide students with STEM work-based learning opportunities during reuse planning. **The Richmond Community Foundation** works in Richmond, North Richmond and El Cerrito to provide operational support and social investment to place-based initiatives, and is a leader in Richmond's 2015 Brownfields Assessment Grant. **Community Housing Development Corporation (CHDC)** will work with staff from Coalition cities to identify sites suitable for the affordable housing and community services it provides, and will work with LISC and NCCLF to identify financing opportunities. **The Northern California Community Loan Fund (NCCLF)** will identify opportunities to utilize its federal tax-credit funds and funding from its California Freshworks supermarket fund to finance projects on sites included in this grant. **RichmondBUILD**, described in greater detail below in Section 3.d, will be engaged as both a community and workforce partner. In addition to these community partners, the City of Richmond's Brownfields Steering Committee—which is guiding Richmond's current EPA Brownfields Grant will be engaged to provide ongoing input into the process. To ensure community organization participation in this project, the budget includes funds to increase capacity and support these vital organizations.

3.c.ii. Letters of Commitment:
(See attached letters of commitment)

3.d. Partnerships with Workforce Development Programs: The Coalition will partner with **RichmondBUILD**, a public-private partnership focused on developing talent and skill in the high growth, high wage construction and renewable energy fields. Through a 2015 EPA Brownfields Workforce Development Grant, the program is training 51 students for environmental jobs, including hazardous waste removal and construction—creating a pipeline of trainees for the projects created by this grant. RichmondBUILD Academy students and graduates will also participate as community members to shape site selection and site reuse concept plans.

4. PROJECT BENEFITS

4.a. Welfare, Environmental, and Public Health Benefits: The revitalization facilitated by this grant will directly address the welfare, environmental, and health impacts described in *Section 1*. Assessments that confirm the presence of contamination will set the stage for remediation—reducing potential exposure to contaminants identified in the target area such as TPH, TCE and PCBs, which for decades have damaged the soil, groundwater, drinking water, indoor air quality and human health of the target area. This would decrease the risk of health conditions associated with these contaminants, such as low-birth weight and cancer mortality—all of which disproportionately affect target area residents. In addition, remediation would reduce risks to workers involved in future construction projects on these sites.

Assessments that do not reveal potential contamination will set the stage for development that integrates basic needs such as supermarkets and healthcare facilities, addressing residents' current lack of access to these critical services and potentially reducing elevated levels of diabetes and obesity in the target area. (This will be facilitated through funding sources available to project partners, such as NCCLF's Freshworks program and the Richmond Community Foundation Social Impact Bond). Mixed-income housing will address the housing instability experienced by area residents while also increasing the number of "eyes on the street" and potentially reducing high levels of crime. Greenways and other urban greening projects will improve air quality by sequestering pollutants, potentially reducing asthma rates; expand active transportation options for a community with limited mobility options, potentially reducing diabetes and obesity rates; and potentially reduce crime by introducing trees and vegetation into locations where they are absent or scarce.³² By increasing the use of sustainable modes of transportation—including, walking, bicycling, and transit—the reuse facilitated by this grant will also help reduce emissions associated with asthma such as TAC and PM.

4.b. Economic and Community Benefits: The ESAs and reuse plans funded through this grant will provide clarity on the relative risk of selected sites, allowing future cleanup efforts to focus on sites with the greatest potential environmental impacts, and to provide the level of certainty necessary to attract public and private investment for sites without contamination. This will advance a pipeline of mixed-use transit-oriented projects aligned with adopted local revitalization plans, positioning these historically underserved communities to attract private investment and capitalize on new local, state and regional funding for affordable housing and community services.

The build-out of this pipeline will address the fiscal challenges facing target area jurisdictions and BART, while also increasing the pool of middle-wage jobs available to area residents. The anticipated economic benefit of redevelopment associated with this grant is estimated at \$250-

³² Troy, A. et al. (2012). "The relationship between tree canopy and crime rates across an urban-rural gradient in greater Baltimore," *Landscape and Urban Planning* 106(3)

\$375 million in short-term local income and \$50-\$70 million in one-time local tax revenue, as well as \$110 -\$165 million in recurring annual local income and \$10.6-\$16 million in recurring annual tax revenue. (This level of funding would support approximately 175 to 265 mid-level teachers). Job creation associated with these projects is estimated at between 3,200 to 4,800 one-time jobs and between 880 and 1,320 permanent jobs. This does not include jobs and tax benefits created through infrastructure improvements associated with the projects and remediation efforts. Two thousand to 3,500 new mixed-income homes are expected, as well as commercial development, community services and retail.³³ The majority of jobs created through these projects will be middle-wage and well-suited to the pipeline of trainees from grant partner Richmond BUILD and other local job training programs, helping to address longstanding disinvestment in the area and barriers to employment for formerly incarcerated community members. In addition, reduced blight and potential crime reduction would scale back the drain on municipal resources expended on police, fire, and code enforcement services. In addition to these project-specific benefits, increased investment in the target area could also significantly increase property values, producing sustained increases in municipal funding. If the median value of the housing units in the target area reached 75% of the median value of units in other parts of coalition jurisdictions, these properties would generate approximately \$50 million each year in additional local property taxes.³⁴ Through innovative mechanisms such as value capture (and, if restored in California, tax increment financing), target area jurisdictions could channel a portion of these increased property values to affordable housing and job training, helping address potential displacement risk. A larger population and job base in the target area, combined with investments in improved pedestrian and bicycle access to rapid transit stations, would increase ridership for BART, helping address its budget challenges, and provide the financial basis for expanding transit service to communities that currently lack transportation options.

5 PROGRAMMATIC CAPABILITY AND PAST PERFORMANCE

5.a: Audit Findings: ABAG's most recent audit did not disclose any significant deficiencies, or material weaknesses or instances of noncompliance material to the basic financial statements. ABAG has implemented improved procedures to comply with all reporting requirements of federal grants and maintain evidence of submission accordingly.

5.b. Programmatic Capability: ABAG is the Council of Governments for the San Francisco Bay Area and is well qualified to undertake the role of administering the Brownfields Coalition Assessment grant. As the designated regional planning agency for the Bay Area, ABAG has a longstanding history of successfully tackling complex regional issues such as housing, hazard mitigation, and the environment. The staff that will administer the grant are directed by the Executive Director, the Finance Director and Planning Director. **JoAnna Bullock** is a Senior Planner and Grant Administrator; she will oversee the overall project ensuring that coalition partnerships, community engagement and site assessments are managed and projected outcomes are achieved. She will serve as the primary point of contact with the EPA and other federal and

³³ Calculations in this paragraph based upon National Association of Homebuilders *Economic Impact of Home Building in a Typical Local Area* (2015), taking into account 1 year of inflation at 1.6% (year over year rate in October 2016) and assuming between 10 and 15 200-unit multifamily housing projects as a result of redevelopment, based upon a parcel size of approximately 3 acres at 75 du/acre per local zoning (rounded down to a 200 estimate). The recently permitted Mayfair Block, to be built on public property, is a slightly more dense example in the target area. Teacher salary based upon West Contra Costa School District pay schedule.

³⁴ Assumes a typical 1.2% property tax rate in the target area (including locally imposed and voter adopted taxes), calculated using reported home values from American Community Survey 2014 5-year estimate

state agencies, and will be responsible for ensuring that all financial requirements are met. She has 30 years of project management experience and expertise in grant management, environmental issues including hazardous waste sites and community engagement. JoAnna manages ABAG's current Brownfield Community Wide Coalition Assessment grant involving Oakland, Alameda County, Hayward, and San Leandro. **Mark Shorett** is a Regional Planner; he will lead day to day engagement with coalition members and community partners. He plays this role in ABAG's existing Coalition Assessment Grant. Currently leading the East Bay Corridor Initiative and Priority Development Area (PDA) Program, he has thirteen years of experience as an urban planner and designer in community revitalization and masterplanning, community economic development, and real estate development.

Through a consensus process established in the MOA, coalition members will hire contractors with the expertise required to conduct the ESAs involved in completing the grant.

5.c. Measuring Environmental Results: Anticipated Outputs/Outcomes: ABAG will track and measure progress in achieving project outcomes, and outputs utilizing a spreadsheet detailing site information, work completed, expenses incurred and progress achieved each month. ABAG and coalition partner steering committee members will meet quarterly to evaluate progress made toward goals including identifying and engaging non-profit and market-rate developers with interest in locating developments in project sites. In addition to maintaining a project website, we envision publishing project results in a comprehensive online report. ABAG will contact EPA if any unanticipated challenges arise.

5.d. Past Performance and Accomplishments: ABAG commenced work as the lead agency on its first Brownfields Coalition Assessment grant in October 2016, partnering with the cities of Oakland, San Leandro and Hayward, and Alameda County, California. The project is scheduled to conclude in 2019. We launched a kick-off meeting October 19, 2016 with the coalition partners and initiated discussion on site selection criteria, hiring a consultant, and public engagement. Coalition partners have either signed or are in the process of signing a MOA. Coalition partners are currently reviewing the draft Request for Proposal and will commence site selection at the next meeting in early 2017. We have expended minimal resources on staff time and will submit requisite forms with invoicing beginning in March 2017. As the project progresses, we will report outputs and outcomes in ACRES. The geographic area addressed in our current grant is the southern portion of the East Bay Corridors Initiative; this proposal would leverage that work by funding activities in the highest-need parts of the northern part of the East Bay Corridor, building a corridor-scale approach to brownfields.



Department of Toxic Substances Control



Matthew Rodriguez
Secretary for
Environmental Protection

Barbara A. Lee, Director
700 Heinz Avenue
Berkeley, California 94710-2721

Edmund G. Brown Jr.
Governor

December 21, 2016

Ms. Noemi Emeric-Ford
Regional Brownfields Coordinator
USEPA Southern California Field Office
600 Wilshire Boulevard, Suite 1460
Los Angeles, California 90017-3212

Dear Ms. Emeric-Ford:

The California Department of Toxic Substances Control (DTSC) has lead regulatory responsibility for investigating and remediating hazardous substances release sites in California. DTSC fully supports the Association of Bay Area Governments (ABAG) grant application for a \$600,000 (\$300,000 for hazardous substances and \$300,000 for petroleum) Community-wide U.S. EPA Brownfields Coalition Assessment Grant for the flatlands of Richmond, the entirety of the North Richmond Census Designated Place, and the western edge of El Cerrito along its boundary with Richmond. ABAG is submitting the application on behalf of itself, the Cities of Richmond and El Cerrito, Contra Costa County, and the Bay Area Rapid Transit District (BART).

The coalition proposes to use the Community-wide Assessment Grant to assess sites identified by the local jurisdictions based on previous land use and location in the Cities of El Cerrito, Richmond and unincorporated Contra Costa County. These Brownfields funds would help advance sustainable growth and support Plan Bay Area, the region's shared vision for an equitable, resilient future.

We appreciate the opportunity to voice our support for this crucial funding. Please contact me at (510) 540-3833 or janet.naito@dtsc.ca.gov if you have any questions.

Sincerely,

Janet Naito, Branch Chief
Berkeley Cleanup Operations Branch
Brownfields Reuse and Environmental Restoration Program

Ms. Emeric-Ford
December 21, 2016
Page 2

cc: JoAnna Bullock (via electronic mail to: JoAnnaB@abag.ca.gov)
Association of Bay Area Governments

**Department of
Conservation and
Development**

30 Muir Road
Martinez, CA 94553

Phone: 1-855-323-2626

**Contra
Costa
County**



John Kopchik
Director

Aruna Bhat
Deputy Director

Jason Crapo
Deputy Director

Maureen Toms
Deputy Director

Kara Douglas
Assistant Deputy Director

Victoria Mejia
Business Operations Manager

December 16, 2016

Brad Paul, Interim Executive Director
Association of Bay Area Governments (ABAG)
375 Beale Street
San Francisco, CA 94105

Dear Mr. Paul,

Contra Costa County is pleased to commit to supporting and participating in the U.S. EPA Brownfields Coalition Assessment Grant for the northern East Bay Corridor submitted by the Association of Bay Area Governments (ABAG). ABAG is submitting the application on behalf of itself, the City of El Cerrito, the City of Richmond, Contra Costa County, and the Bay Area Rapid Transit District. This grant supports implementation of plans in the coalition jurisdictions such as our First-Last Mile improvements along Fred Jackson Way in North Richmond and our ongoing partnership with ABAG and our neighboring jurisdictions in the East Bay Corridors Initiative.

The grant award would set the stage for the reuse of key opportunity properties identified by community members. Our recent planning efforts are catalysts for implementing community goals for these sites, but ongoing concerns regarding safety and contamination have limited public and private investment. The county continues to face a major funding shortfall as a result of the dissolution of our Redevelopment Agency, which dramatically reduced our resources available to fund Brownfields assessment, planning and reuse. In concert with ABAG and coalition jurisdictions, we will utilize this grant to assess our highest priority potential brownfield sites, engage community members, and continue to participate in the creation of successful transit corridors between our jurisdictions.

The County has numerous projects identified in the North Richmond community to improve mobility for the community including bike lanes and paths and other complete streets improvements throughout the North Richmond Community. The grant would leverage multiple state and federal planning and infrastructure investments, including successful EPA Brownfield cleanup grants, transportation grants, and local funding, the San Pablo Green Stormwater Spine (a partnership with ABAG and neighboring cities), and bicycle, pedestrian, and green infrastructure improvements in the North Richmond community.

Sincerely,

Maureen Toms, AICP
Deputy Director



Community Development Department
(510) 215-4330

December 19, 2016

Brad Paul, Interim Executive Director
Association of Bay Area Governments (ABAG)
375 Beale Street
San Francisco, CA 94105

Dear Mr. Paul,

The City of El Cerrito is pleased to commit to supporting and participating in the U.S. EPA Brownfields Coalition Assessment Grant for the northern East Bay Corridor submitted by the Association of Bay Area Governments (ABAG). ABAG is submitting the application on behalf of itself, the City of Richmond, the City of El Cerrito, Contra Costa County, and the Bay Area Rapid Transit District. This grant supports implementation of the City's adopted San Pablo Avenue Specific Plan and Urban Greening Plan, Plan Bay Area, and our ongoing partnership with ABAG and our neighboring jurisdictions in the East Bay Corridors Initiative.

The grant award would set the stage for the reuse of key opportunity properties with strong transit access identified by community members in El Cerrito and our neighboring cities. Our recent planning efforts are catalysts for implementing community goals for these locations, but a number of our highest impact sites, including the El Cerrito Plaza and El Cerrito Del Norte BART Stations, would benefit tremendously from funding for Environmental Site Assessments that will accelerate the reuse process. Our ongoing partnership with the Bay Area Rapid Transit District (BART) will allow us to effectively focus resources on the BART sites and nearby TOD sites to spur redevelopment that meets both City and BART objectives.

The grant would leverage multiple state and federal planning and infrastructure investments, including multiple EPA Brownfields Grants in coalition cities, California Affordable Housing and Sustainable Communities funding, Bay Area Rapid Transit (BART) modernization, the San Pablo Avenue Green Stormwater Spine (a partnership with ABAG and coalition cities), and the potential AC Transit San Pablo Avenue Bus Rapid Transit (BRT).

Sincerely,

Melanie Mintz
Community Development Director, City of El Cerrito
mmintz@ci.el-cerrito.ca.us 510-215-4339



Department of Planning and Building Services

December 14, 2016

Brad Paul, Interim Executive Director
Association of Bay Area Governments (ABAG)
375 Beale Street
San Francisco, CA 94105

Dear Mr. Paul,

The City of Richmond is pleased to commit to supporting and participating in the U.S. EPA Brownfields Coalition Assessment Grant for the northern East Bay Corridor submitted by the Association of Bay Area Governments (ABAG). ABAG is submitting the application on behalf of itself, the Cities of Richmond and El Cerrito, and Contra Costa County. This grant supports implementation of the City's General Plan, including the Housing Element, Zoning Ordinance, Climate Action Plan, Plan Bay Area, and our ongoing partnership with ABAG and our neighboring jurisdictions in the East Bay Corridors Initiative.

The grant award would set the stage for the reuse of key opportunity properties identified by community members. Our recent planning efforts are catalysts for implementing community goals for these sites, but ongoing concerns regarding safety and contamination have limited public and private investment. The city continues to face a major funding shortfall as a result of the elimination of our Redevelopment Agency in 2011, which dramatically reduced our resources available to fund Brownfields assessment, planning and reuse. In concert with ABAG and coalition jurisdictions, we will utilize this grant to assess our highest priority potential brownfield sites, engage community members, and continue to participate in the creation of successful transit corridors between our jurisdictions.

The grant would leverage multiple state and federal planning and infrastructure investments, including previous EPA Brownfields Grants for specific locations in Richmond, California Affordable Housing and Sustainable Communities funding, Bay Area Rapid Transit (BART) modernization, the ABAG/SF Estuary Partnership San Pablo Green Stormwater Spine, and the San Pablo Avenue Bus Rapid Transit (BRT) currently planned by AC Transit.

We look forward to continuing and expanding our partnership with ABAG and neighboring jurisdictions with this project.

Sincerely,


Richard Mitchell

Director of Planning and Building, City of Richmond



SAN FRANCISCO BAY AREA RAPID TRANSIT DISTRICT

300 Lakeside Drive, P.O. Box 12688

Oakland, CA 94604-2688

(510) 464-6000

2016

Tom Radulovich
PRESIDENT

Gail Murray
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DIRECTORS

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4TH DISTRICT

John McPartland
5TH DISTRICT

Thomas M. Blalock, P.E.
6TH DISTRICT

Zakhary Mallett, MCP
7TH DISTRICT

Nicholas Josefowitz
8TH DISTRICT

Tom Radulovich
9TH DISTRICT

December 16, 2016

Brad Paul, Interim Executive Director
Association of Bay Area Governments (ABAG)
375 Beale Street
San Francisco, CA 94105

Dear Mr. Paul:

The San Francisco Bay Area Rapid Transit District (BART) is pleased to commit to supporting and participating in the U.S. EPA Brownfields Coalition Assessment Grant for the northern East Bay Corridor submitted by the Association of Bay Area Governments (ABAG). ABAG is submitting the application on behalf of itself, the City of El Cerrito, the City of Richmond, Contra Costa County, and BART. Three BART stations are located within the grant's target area, making this effort critical to realizing our recently adopted Transit Oriented Development (TOD) policy, which calls for 20,000 housing units- 35% of which would be affordable-and 4.5 million square feet of office and commercial space on BART property by 2040. BART has over 12 acres of developable land at the El Cerrito Plaza, El Cerrito Del Norte and Richmond stations which is critical to achieving the aforementioned Board-adopted performance targets.

The grant award would set the stage for the reuse of BART properties and nearby opportunity sites identified by community members in plans along key transit corridors, such as the El Cerrito San Pablo Avenue Specific Plan and Richmond Livable Corridors Form-Based Code. While local land use plans and our TOD policy create a blueprint for equitable, low-GHG development, ongoing concerns regarding safety and contamination have limited public and private investment in opportunity sites. In partnership with ABAG and coalition jurisdictions, we will utilize this grant to perform much-needed Environmental Site Assessments on our properties, engage community members, and to set the stage for the more detailed reuse planning.

The grant would leverage multiple state and federal planning and infrastructure investments, including successful EPA Brownfield cleanup grants in the target area and ongoing federal investment in the BART system, among others.

Sincerely,


Abigail Thorne-Lyman
Transit Oriented Development Program Manager



Groundwork Richmond

Changing Places.

Changing Lives.

December 19, 2016

Brad Paul, Interim Executive Director
Association of Bay Area Governments (ABAG)
375 Beale Street
San Francisco, CA 94105

Dear Mr. Paul,

Groundwork Richmond is pleased to submit this letter of support and is committed to participating in the U.S. EPA Brownfields Coalition Assessment Grant for the northern East Bay Corridor submitted by the Association of Bay Area Governments (ABAG). ABAG is submitting the application on behalf of itself, the City of El Cerrito, the City of Richmond, Contra Costa County, and the Bay Area Rapid Transit District (BART). If awarded this program would enable our partnership with the City of Richmond to plan appropriately for Brownfield Clean-Up efforts, a key areas of concern for our residents.

Groundwork Richmond (**GWR**) is a Richmond based nonprofit organization dedicated to helping local neighborhoods improve the environment by engaging youth and residents in outdoor improvement projects. ***Changing Places, Changing Lives.*** The mission of GWR is to bring about the sustained regeneration, improvement and management of the physical environment by developing community-based partnerships which empower people, businesses and organizations to promote environmental, economic and social well-being.

GWR has identified increasing the tree canopy in low-income neighborhoods, establishing a Green Team training program and improving the Richmond Greenway as strategic project priorities. GWR is one of twenty-two trusts selected by Groundwork USA, a national nonprofit network founded by an interagency agreement between the Environmental Protection Agency and the National Park Service. All local trusts are independent 501(c) 3 non-profits.

In Partnership,

Matt Holmes, Deputy Director
Groundwork Richmond



December 19, 2016

Brad Paul, Interim Executive Director
Association of Bay Area Governments (ABAG)
375 Beale Street
San Francisco, CA 94105

Dear Mr. Paul,

Bay Area Local Initiatives Support Corporation (LISC) is pleased to submit this letter of support and commit to participating in the U.S. EPA Brownfields Coalition Assessment Grant for the northern East Bay Corridor submitted by the Association of Bay Area Governments (ABAG). ABAG is submitting the application on behalf of itself, the City of El Cerrito, the City of Richmond, Contra Costa County, and the Bay Area Rapid Transit District (BART). Implementation of this grant would advance both locally adopted land use, active transportation and climate change plans.

Local Initiatives Support Corporation (LISC) is a national organization with over 30 years of experience developing strategies and programs for local community organizations to build affordable housing and create strong, equitable, and sustainable neighborhoods. We work to make neighborhood dreams a reality by working with cities, residents, nonprofit organizations, and key public and private partners to help neighbors build good places to live, do business, work, play, and raise families. For over three decades, Bay Area LISC has helped local community development organizations develop strong, stable neighborhoods where diverse groups of residents choose to live and take part in local leadership and life. We have a longstanding partnerships with the City of Richmond, Contra Costa County and community-based organizations to improve the physical environment for residents in Richmond and North Richmond. As manager of *Healthy Richmond*, part of The California Endowment's Building Healthy Communities, Bay Area LISC collaborates with community-based organizations in Richmond and North Richmond working towards health equity embodied by: access to healthcare, safety in homes and communities, creating vibrant schools and supporting local economic revitalization.

The grant award would set the stage for the reuse of key opportunity sites identified by local jurisdictions and community members, creating the affordable housing and services needed to support a thriving community that benefits from new investment without facing the pressures of displacement. As a longstanding community partner in the target area, LISC will help connect coalition members to the network of community-based organizations that drive *Healthy Richmond*, ensuring that the grant's outcome brings meaningful benefits and leverages years of organizing. As a Community Development Finance Institution (CDFI), LISC has access to financing that could be made available for the pipeline of eligible reuse projects created through this grant that advances the community's affordable housing and community development goals.

We look forward to working with the East Bay Corridor partners in this effort. Please do not hesitate to contact me with any questions.

Sincerely,

Peggy Jen

Digitally signed by Peggy Jen
DN: cn=Peggy Jen, o=ou,
email=pjen@lisc.org, c=US
Date: 2016.12.19 15:58:27
+0800

Peggy Jen
Senior Program Officer



December 16, 2016

Mr. Brad Paul
Interim Executive Director
Association of Bay Area Governments (ABAG)
375 Beale Street
San Francisco, CA 94105

Dear Mr. Paul,

The Northern California Community Loan Fund (NCCLF) is pleased to submit this letter of support and commit to participating in the U.S. EPA Brownfields Coalition Assessment Grant for the northern East Bay Corridor submitted by the Association of Bay Area Governments (ABAG). ABAG is submitting the application on behalf of itself, the City of El Cerrito, the City of Richmond, Contra Costa County, and the Bay Area Rapid Transit District (BART). Implementation of this grant would advance locally adopted land use, active transportation and climate change plans, leverage existing NCCLF investments in the area's revitalization and accelerate future investments by NCCLF and our regional state, and federal partners.

NCCLF is one of the region's oldest Community Development Finance Institutions (CDFIs), dedicated to Northern and Central California including the Bay Area. NCCLF brings deep knowledge and partnerships with communities in Richmond, North Richmond, San Pablo, and the East Bay. We have funded numerous housing and community development projects in the target area and continue to support the Richmond Main Street Initiative.

The grant award would set the stage for the reuse of key opportunity sites that identified by local jurisdictions and community members, creating the affordable housing and services needed to support a thriving community that benefits from new investment without facing the pressures of displacement. NCCLF will support the site selection process and identify opportunities, such as our Catalyst Predevelopment Program, to fund the pipeline of reuse projects created through this grant.

Please do not hesitate to contact me at 415-392-8215 or rculverwell@ncclf.org with any questions.

Sincerely,

A handwritten signature in blue ink, appearing to read "Ross Culverwell".

Ross Culverwell
Chief Lending Officer

Investing in Opportunity, Together

San Francisco Office
870 Market Street, Suite 677
San Francisco, CA 94102
Tel: 415.392.8215
Fax: 415.392.8216

Oakland Office (at The Lab)
1330 Broadway, 3rd Floor
Oakland, CA 94612
Tel: 510.987.8440
Fax: 415.392.8216

Fresno Office
4949 E. Kings Canyon Rd, Suite 108
Fresno, CA 93727
Tel: 559.452.0327
Fax: 550.412.5039

RichmondWORKS/EASTBAY Works

Employment and Training Department

Richmond

City of



December 16, 2016

Brad Paul, Interim Executive Director
Association of Bay Area Governments (ABAG)
375 Beale Street
San Francisco, CA 94105

Dear Mr. Paul,

RichmondBUILD is pleased to submit this letter of support and commit to participating in the U.S. EPA Brownfields Coalition Assessment Grant for the northern East Bay Corridor submitted by the Association of Bay Area Governments (ABAG). ABAG is submitting the application on behalf of itself, the City of El Cerrito, the City of Richmond, Contra Costa County, and the Bay Area Rapid Transit District (BART). Implementation of this grant would advance community-based plans and create a pipeline of opportunities for RichmondBUILD Academy graduates, leveraging our current EPA Brownfields Job Training Grant.

RichmondBUILD is a public-private partnership focused on developing talent and skill in high growth, high wage construction and renewable energy fields. Participants come from low-income households, and 30 percent have a history with the criminal justice system. The program's reputation for placing graduates in well-paying jobs means that over 100 residents compete for 35 available seats in each class. Our One Stop Center is located in the Central Richmond/23rd Street Corridor Priority Development Area and our residents live, work, and travel in the grant's target area, making the comprehensive approach to community revitalization embodied by this grant particularly meaningful to our organization.

Through a 2015 EPA Brownfields Job Training Grant, RichmondBUILD is training 51 students and placing at least 45 graduates in environmental jobs, including hazardous waste removal, solar energy installation, and construction. This Coalition Grant is an important opportunity to accelerate the work supported by our existing grant, creating the critical mass of projects needed to scale up our successful program. We will work closely with the Coalition members to identify an approach for integrating RichmondBUILD graduates into the redevelopment of sites assessed through this grant, and will participate as community partners in the public outreach and reuse planning portions of the process.

Please do not hesitate to contact me with any questions.

Sincerely,

Sal Vaca
Director, RichmondBUILD

**Richmond
Community
Foundation**

James Becker
President and CEO

Board Officers:

Marsha Tomassi
Chair

Jeff Gagnon
Vice Chair

Richard Hong
Treasurer

Cynthia Le Blanc,
Secretary

Directors:

Menbere Aklilu

Conor Flannery

Josh Genser

Erica Goode

Ken Maxey

Bielle Moore

Jorge Reyes

Gloria Scoggins

Glicel Sumagaysay

December 19, 2016

Brad Paul, Interim Executive Director
Association of Bay Area Governments (ABAG)
375 Beale Street
San Francisco, CA 94105



Dear Mr. Paul,


The Richmond Foundation is pleased to submit this letter of support and commit to participating in the U.S. EPA Brownfields Coalition Assessment Grant for the northern East Bay Corridor submitted by the Association of Bay Area Governments (ABAG). ABAG is submitting the application on behalf of itself, the City of El Cerrito, the City of Richmond, Contra Costa County, and the Bay Area Rapid Transit District (BART). Implementation of this grant would advance both locally adopted land use, active transportation and climate change plans and the community-scale initiatives we support. It would complement Richmond's existing EPA grant by addressing major opportunity sites along transit corridors—an approach that will help provide the services necessary for the residents who are benefiting from the reduced blight and safe housing created through the current grant.

The Richmond Community Foundation harnesses the power of philanthropy to build health, sustainable communities throughout Richmond and Contra Costa County. Our five pillars of effective community development include education, economic development, health, public safety and the physical environment. We provide leadership to support place-based initiatives such as the work that will take place through this grant.

As a longstanding community partner in the target area, the Richmond Foundation will help connect coalition members to the networks we have helped develop, ensuring that the grant brings meaningful benefits and leverages years of collaboration.

Please do not hesitate to contact me with any questions.

Sincerely,


James A. Becker
President and CEO



1535-A Fred Jackson Way
Richmond, CA 94801
Tel: (510) 412-9290
Tel: (707) 652-7861
Fax: (510) 215-9276
www.chdcnr.org



December 16, 2016

Brad Paul, Interim Executive Director
Association of Bay Area Governments (ABAG)
375 Beale Street
San Francisco, CA 94105

Dear Mr. Paul,

The Community Housing Development Corporation (CHDC) is pleased to submit this letter of support and commit to participating in the U.S. EPA Brownfields Coalition Assessment Grant for the northern East Bay Corridor submitted by the Association of Bay Area Governments (ABAG). ABAG is submitting the application on behalf of itself, the City of El Cerrito, the City of Richmond, Contra Costa County, and the Bay Area Rapid Transit District (BART). Implementation of this grant would advance both locally adopted land use, active transportation and climate change plans and advance the work of CHDC to provide affordable housing and services that meet the needs of community members within the area included in the grant.

CHDC is a community development corporation located in North Richmond. CHDC works in the greater Eastbay communities including those identified above. We have been deeply engaged in North Richmond and Richmond for [decades], taking a comprehensive approach that extends from safe, affordable housing to wrap-around services for families vulnerable to economic, social, and environmental risks.

The grant award would set the stage for the reuse of key opportunity sites identified by local jurisdictions and community members, creating the housing and services needed to support a thriving community that benefits from new investment without facing the pressures of displacement. As a longstanding community leader and builder of more than 1200 units of affordable housing, CHDC will actively participate in site selection, community engagement, and reuse planning. We envision this project as a tipping point that can push community-based visions toward reality, providing the critical upfront assessments necessary to move projects forward.

Please do not hesitate to contact me with any questions.

Sincerely,

Donald Gilmore

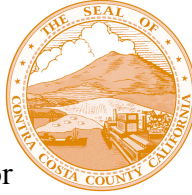
Executive Director, Community Housing Development Corporation (CHDC)

John Gioia (say "Joy-a")
District One
Board of Supervisors

Contra Costa County

11780 San Pablo Avenue, Suite D
El Cerrito, CA 94530
Phone: (510) 231-8686
Fax: (510) 374-3429

December 15, 2016



Brad Paul, Interim Executive Director
Association of Bay Area Governments (ABAG)
375 Beale Street
San Francisco, CA 94105

Dear Mr. Paul,

I am writing to support the U.S. EPA Brownfields Coalition assessment grant for the northern East Bay Corridor submitted by the Association of Bay Area Governments (ABAG). ABAG is submitting the application on behalf of itself, the Cities of Richmond and El Cerrito, Contra Costa County, and the Bay Area Rapid Transit District (BART).

This grant will play an important role in advancing many of the priorities developed by residents in West Contra Costa County, which I represent on the County Board of Supervisors. The District includes all of the communities included in the proposal. The legacy of environmental contamination continues to affect the health and economic opportunities available to our diverse population.

By assessing opportunity sites with potential contamination, the grant will take an important step in overcoming the real and perceived barriers to attracting the public and private investment necessary to create the affordable housing, services, and middle-wage jobs critical to providing West Contra Costa residents with a healthy, equitable future.

Sincerely,

A handwritten signature in blue ink that reads "John Gioia".

John Gioia
Supervisor, District 1

Application for Federal Assistance SF-424

* 1. Type of Submission:

- ☐ Preapplication
☒ Application
☐ Changed/Corrected Application

* 2. Type of Application:

- ☒ New
☐ Continuation
☐ Revision

* If Revision, select appropriate letter(s):

* Other (Specify):

* 3. Date Received:

12/22/2016

4. Applicant Identifier:

5a. Federal Entity Identifier:

5b. Federal Award Identifier:

State Use Only:

6. Date Received by State:

7. State Application Identifier:

8. APPLICANT INFORMATION:

* a. Legal Name:

Association of Bay Area Governments

* b. Employer/Taxpayer Identification Number (EIN/TIN):

942832478

* c. Organizational DUNS:

0790739200000

d. Address:

* Street1:

375 Beale Street Suite 700

Street2:

* City:

San Francisco

County/Parish:

* State:

CA: California

Province:

* Country:

USA: UNITED STATES

* Zip / Postal Code:

94105-2066

e. Organizational Unit:

Department Name:

Division Name:

f. Name and contact information of person to be contacted on matters involving this application:

Prefix:

Ms.

* First Name:

JoAnna

Middle Name:

* Last Name:

Bullock

Suffix:

Title:

Senior Grants Administrator/Planner

Organizational Affiliation:

Association of Bay Area Governments

* Telephone Number:

415 820-7968

Fax Number:

* Email:

joannab@abag.ca.gov

Application for Federal Assistance SF-424

* 9. Type of Applicant 1: Select Applicant Type:

E: Regional Organization

Type of Applicant 2: Select Applicant Type:

Type of Applicant 3: Select Applicant Type:

* Other (specify):

* 10. Name of Federal Agency:

Environmental Protection Agency

11. Catalog of Federal Domestic Assistance Number:

66.818

CFDA Title:

Brownfields Assessment and Cleanup Cooperative Agreements

* 12. Funding Opportunity Number:

EPA-OLEM-OBLR-16-08

* Title:

FY17 Guidelines for Brownfields Assessment Grants

13. Competition Identification Number:

NONE

Title:

None

14. Areas Affected by Project (Cities, Counties, States, etc.):

Add Attachment

Delete Attachment

View Attachment

* 15. Descriptive Title of Applicant's Project:

East Bay Corridor - El Cerrito Richmond Contra Costa County Brownfields Coalition

Attach supporting documents as specified in agency instructions.

Add Attachments

Delete Attachments

View Attachments

Application for Federal Assistance SF-424**16. Congressional Districts Of:**

* a. Applicant

12

* b. Program/Project

3,5,11

Attach an additional list of Program/Project Congressional Districts if needed.

Add Attachment

Delete Attachment

View Attachment

17. Proposed Project:

* a. Start Date:

10/01/2017

* b. End Date:

09/30/2019

18. Estimated Funding (\$):

* a. Federal

600,000.00

* b. Applicant

0.00

* c. State

0.00

* d. Local

0.00

* e. Other

0.00

* f. Program Income

0.00

* g. TOTAL

600,000.00

*** 19. Is Application Subject to Review By State Under Executive Order 12372 Process?**☐ a. This application was made available to the State under the Executive Order 12372 Process for review on☐ b. Program is subject to E.O. 12372 but has not been selected by the State for review.☒ c. Program is not covered by E.O. 12372.*** 20. Is the Applicant Delinquent On Any Federal Debt? (If "Yes," provide explanation in attachment.)**☐ Yes☒ No

If "Yes", provide explanation and attach

Add Attachment

Delete Attachment

View Attachment

21. *By signing this application, I certify (1) to the statements contained in the list of certifications and (2) that the statements herein are true, complete and accurate to the best of my knowledge. I also provide the required assurances** and agree to comply with any resulting terms if I accept an award. I am aware that any false, fictitious, or fraudulent statements or claims may subject me to criminal, civil, or administrative penalties. (U.S. Code, Title 218, Section 1001)**

☒ ** I AGREE

** The list of certifications and assurances, or an internet site where you may obtain this list, is contained in the announcement or agency specific instructions.

Authorized Representative:

Prefix:

Ms.

* First Name:

JoAnna

Middle Name:

* Last Name:

Bullock

Suffix:

* Title:

Senior Grants Administrator/Planner

* Telephone Number:

415 820-7968

Fax Number:

* Email:

joannab@abag.ca.gov

* Signature of Authorized Representative:

JoAnna Bullock

* Date Signed:

12/22/2016